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FOR SALE

13.90 ACRE COMMERCIAL SITE
MORENO VALLEY | CA 92555

PROPERTY ADDRESS

NWC 60 FREEWAY & MORENO BEACH DRIVE
MORENO VALLEY | CA 92555
APN# 488-080-025

PRICE

Submit Offers

Type of Ownership	Fee Simple
Land SF	605,484
Land AC	13.90
Zoning	Office Commercial District (OC)
Street Frontage	576' on Moreno Valley Beach Dr

- 13.90 Acre Commercial Site Near 60 Freeway On/Off Ramps
- Great Visibility From the 60 Freeway With Pylon Sign Opportunity
- Adjacent to Future 531 Unit Residential Project from Pacific Communities that Features a City Aquatic Center
- Immediate Proximity to the 60 Freeway With Traffic Counts Exceeding 76,000 Cars per Day
- Brand New Freeway Interchange on Moreno Beach Drive completed in 2024
- City of Moreno Valley Job Creation Exceeding 30,000 Over the Past 10 Years
- Nearby World Logistics Center (WLC), a 40.6 Million Square Foot Project That Will Provide a \$2 Billion Annual Economic Benefit to the City
- An Additional 20,000 New Jobs Coming From the Recently Approved WLC Project That Is Scheduled to Break Ground in 2025
- In Close Proximity to the Riverside University Health System Medical Center, a Hospital That Employs 6,000 Workers and Has an Economic Impact of \$1.6 Billion
- Nearby the New Kaiser Medical Center Project, an Expansion Plan That Will Add 1,125,000 Square Feet of Medical Services and Create 4,000 New Jobs in the City

AERIAL HIGHLIGHTS & DEMOGRAPHICS



Population	2 Mile	5 Mile	10 Mile
2010 Population	22,357	165,053	502,155
2022 Population	26,249	185,279	558,768
2027 Population Projection	28,127	197,298	590,844
Annual Growth 2010-2022	1.5%	1.0%	0.9%
Annual Growth 2022-2027	1.4%	1.3%	1.1%

Household Income	2 Mile	5 Mile	10 Mile
< \$25,000	582	6,406	23,022
\$25,000 - 50,000	944	9,360	29,580
\$50,000 - 75,000	1,452	10,749	31,172
\$75,000 - 100,000	1,389	8,457	25,702
\$100,000 - 125,000	804	5,668	19,336
\$125,000 - 150,000	723	3,957	14,318
\$150,000 - 200,000	844	3,308	14,063
\$200,000+	502	2,183	12,406
Avg Household Income	\$103,505	\$85,671	\$94,704
Median Household Income	\$86,555	\$71,317	\$75,997

Education	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	3,330	27,931	64,350
High School Graduate	4,550	33,695	90,033
Some College, No Degree	5,670	36,749	114,126
Associate Degree	945	7,141	20,598
Bachelor's Degree	2,178	12,040	54,074
Advanced Degree	1,270	6,130	39,468